



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: July 7, 2023
MEETING DATE: July 18, 2023
SUBJECT: Gaulke Tram Sketch Plan Review

PROJECT NUMBER: SPR2306-01
PROJECT ADDRESS: 1375 Taughannock Blvd
PARCEL NUMBER: 29.-1-41
ZONING: LS: Lake Shore Zone, Steep Slope Overlay HzE (Hudson and Dunkirk soils, 20% to 45% slopes)

INTRODUCTION

The applicant, Shawn Ritchie, on behalf of the owner, Chris Gaulke, proposes to construct a new 100' tram system from the upper portion of the subject lot down the steep slope to the lower portion of the lot near the shoreline. An application was also submitted to the Town's Board of Zoning Appeal (BZA) for two area variances: reduction of the 50' minimum required front yard setback under the Ulysses Town Code [\(UTC\) 212-47.E](#), and reduction of the 75' minimum required buffer setback from the lake under [UTC 212-124.B](#).

PROCESS

Per [UTC 212-43](#), accessory buildings (including accessory structures) associated with single-family residences are permitted in the LS zone, but require site plan review when within a slope overlay area. Per [UTC 212-17.B](#), the Planning Board may review and provide written comments on all variance applications to the BZA for projects that would be subject to Planning Board review and approval if the variances are granted. During this review, the Board should review the proposal in respect to state and local laws and regulations, provide comments and direction to the applicant on any additional required items to be submitted, determine whether a public hearing will be required, and determine the public notice procedure.

REQUEST TO THE PLANNING BOARD

Review the information in this memo and the application to the BZA, determine if the Board will supply comments to the BZA; create a checklist of additional items the Board will require if any from the applicant in order to facilitate its deliberations, determine whether a public hearing will be required, and determine which of the following public notice procedures will be required if a public hearing will not be required: posting of the subject site and/or notice to property owners within 500' of the subject property.

EXHIBITS

[Exhibit A: Sketch Plan Application Submission](#)
[Exhibit B: BZA Application](#)

[Exhibit C: Town of Ulysses Zoning Code Sections](#)
[Exhibit D: Consolidated Laws of New York Sections](#)